



**TOWN OF GRANITE QUARRY
BOARD OF ALDERMEN
REGULAR MEETING MINUTES
Monday, May 13, 2024 6:00 p.m.**

Present: Mayor Pro Tem Doug Shelton, Alderman John Linker, Alderwoman Laurie Mack, Alderman Rich Luhrs

Not Present: Mayor Brittany Barnhardt

Staff: Interim Town Manager/Fire Chief/Public Works Director Jason Hord, Town Clerk Aubrey Smith, Town Attorney Zachary Moretz, Finance Officer Shelly Shockley, Police Chief Mark Cook

Call to Order: Mayor Pro Tem Shelton called the meeting to order at 6:00 p.m.

Moment of Silence: Mayor Pro Tem Shelton led a moment of silence.

Pledge of Allegiance: The Pledge of Allegiance was led by Alderman Linker.

1. Approval of the Agenda

Mayor Pro Tem Shelton suggested adding an agenda item under New Business to discuss dates for budget workshops.

ACTION: Alderman Luhrs made a motion to approve the agenda with the addition (*of a New Business item to schedule budget workshops*). Alderwoman Mack seconded the motion. The motion passed 4-0.

2. Approval of the Consent Agenda

A. Approval of the Minutes

- 1) Regular Meeting April 8, 2024
- 2) Closed Session April 8, 2024 (*handout*)
- 3) Budget Workshop April 22, 2024

B. Departmental Reports

C. Financial Reports

D. Scope of Services – Centralina Town Manager Search Process

Alderman Luhrs stated he would like to add some things to the minutes (*April 22, 2024*) that were not included. He provided an email with the specific statements which was presented to the Board members as a handout.

ACTION: Alderman Luhrs made a motion to approve the Budget Workshop minutes from April 22, 2024 with the additions (*included as an attachment to the minutes in the minute book*). Alderman Linker seconded the motion. The motion passed 4-0.

ACTION: Alderman Luhrs made a motion to approve the consent agenda. Alderwoman Mack seconded the motion. The motion passed 4-0.

3. Public Comments – There were no public comments.

4. Town Manager's Update

Interim Town Manager Jason Hord shared highlights from the Town Manager's Update in the agenda packet. The TAP project RFQs are being reviewed by the DOT; the cost estimate from the engineer will be given to the DOT once it is received. There was a meeting with Salisbury-Rowan Utilities on future projects last week. The PARTF grant application was hand-delivered in Raleigh. A roof leak was discovered at the Civic Park shelter and estimates for the repair have been received; the cost should be covered within the current park budget. Manager Hord shared that the Litter Sweep and Arts in the Park were both successful and that the wayfinding signs have been sent out for bid. Installation of the wayfinding signs is planned for late August or September.

5. Public Hearing

Zoning Map Amendment 2024-05-13 Drye

A. Staff Summary

Interim Town Manager Jason Hord summarized the Zoning Map Amendment application for parcel 648 185 from Industrial (IND) to Main Street (MS). He provided a handout from the GQDO defining the Main Street and Industrial districts. The Board members discussed the location of the property, the current zoning classification of the property, that there was an adopted list of uses for the classification, and that portions of the property did fall into a floodplain.

B. Public Hearing

- 1) Opened: Mayor Pro Tem Shelton opened the public hearing at 6:14 p.m.
 - Mr. Drye, the applicant, spoke in favor of the rezoning and explained the reasoning behind the request. Mr. Drye stated he felt the Main Street zoning classification fit into the town's plan. Mr. Drye owns two additional lots on the same road frontage (one directly adjacent) that are already zoned MS.
- 2) Closed: Mayor Pro Tem Shelton closed the public hearing at 6:18 p.m.

C. Board Discussion and Decision

Board members discussed their individual opinions on the proposed rezoning. Alderman Luhrs stated he didn't see a downside and felt that MS was appropriate for that area. Alderwoman Mack stated she agreed. Alderman Linker applauded the applicant for working with the town to move forward toward the vision for that area.

ACTION: Alderman Luhrs made a motion to adopt Ordinance ZMA-2024-05-13 as presented (*in the agenda packet with the statement of consistency and reasonableness*). Alderman Linker seconded the motion. The motion passed 4-0.

Old Business

None

New Business

6. Consideration of Regular Meeting Schedule Change

Manager Hord stated that Mayor Barnhardt asked that a change to the regular meeting schedule be considered to eliminate an issue with conflicts concerning planning-related items. After speaking with each board member and the contracted planner, Manager Hord recommended the second Wednesday of each month. Alderwoman Mack stated she was unavailable Wednesday evenings. Mayor Pro Tem Shelton suggested adding a second meeting each month just for planning-related items. Alderman Luhrs asked about switching the Planning Board and Town Council meetings. There were questions regarding Mr. Flowe's availability and alternatives including another representative from N-Focus being present

for the meetings. Alderman Luhrs requested that the contract with N-Focus be reviewed for the organization's obligations to the Town.

ACTION: Mayor Pro Tem Shelton made a motion that the item be held over to the next board meeting. Alderman Linker seconded the motion. The motion passed 4-0.

7. Scheduling Budget Workshops

Manager Hord stated that staff was proposing a meeting at 4:00 p.m. on Tuesday, May 21st for budget discussion and direction and another at 9:00 a.m. Thursday, May 23rd for the budget presentation. After discussion, there was consensus that the meetings would be called for Tuesday, May 21st at 4:00 p.m. and Wednesday, May 22nd at 3:00 p.m. Clerk Smith will work with Mayor Pro Tem Shelton to get the appropriate notices signed, sent out, and posted.

8. Proclamations

Mayor Pro Tem Shelton recognized the proclamations included in the agenda packet.

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| A. Mental Health Awareness Month | May |
| B. National Police Week | May 12-18 |
| C. Peace Officers Memorial Day | May 15 |
| D. Public Works Week | May 19-25 |

9. Board Comments

- Alderman Linker recommended the Planning Board review the permitted uses table in the GQDO. There was Board consensus to give that direction.
 - Alderman Luhrs stated he felt the GQDO was a guiding document that should be reviewed annually.
- Mayor Pro Tem Shelton asked that the schedule of fees and other attachments be sent out with the draft budget.

10. Announcements and Date Reminders

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|--------------|--------|-----------|--|
| A. Tuesday | May 14 | 6:00 a.m. | 2nd Primary Election |
| B. Thursday | May 16 | 7:30 a.m. | Chamber Power in Partnership Breakfast |
| C. Thursday | May 16 | 9:00 a.m. | Dumpsters for Residents at Quarry |
| D. Friday | May 17 | 9:00 a.m. | Dumpsters for Residents at Quarry |
| E. Saturday | May 18 | 8:00 a.m. | Dumpsters for Residents at Quarry |
| F. Wednesday | May 22 | 5:30 p.m. | CRMPO TAC Meeting |
| G. Monday | May 27 | | Memorial Day – Town Offices Closed |
| H. Monday | June 3 | 6:00 p.m. | Planning Board |
| I. Monday | June 3 | 6:15 p.m. | Board of Adjustment |
| J. Saturday | June 8 | 9:00 a.m. | Fish for Fun |

Adjournment

ACTION: Alderman Linker made a motion to adjourn. Alderwoman Mack seconded the motion. The motion passed with all in favor. The meeting ended at 6:59 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk

**AN ORDINANCE AMENDING THE
GRANITE QUARRY DEVELOPMENT ORDINANCE
OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA**

Ordinance #ZMA-2024-05-13

BE IT ORDAINED by the Mayor and Board of Aldermen of the Town of Granite Quarry, North Carolina that the Official Zoning Map (OZM) of the Granite Quarry Development Ordinance (GQDO) be amended in accordance with both GQDO Article 5 and Article 6 of G.S. Chapter 160D. The subject property of Gary Lee Drye and wife, Pamela R. Drye, described as Rowan parcel located at 0 South Salisbury Avenue (Parcel 648 185, PIN 5678-17-11-5410) and described with illustration in Exhibit "A" attached hereto. Said parcel consists of approximately 3.742 acres.

Part 1. Consistency with Adopted Comprehensive Plan.

The Board of Aldermen finds that a zoning map amendment applicable to the subject properties, from the current designation of "Industrial (IND)" to a new zoning designation in accordance with G.S. 160D-604(a) of "Main Street (MS)" is consistent with the Town's 2040 Comprehensive Land Use & Master Plan (the Plan) and the contiguous "Downtown" designations adjacent to both the South Salisbury Avenue facing sides of the parcel and upon property across South Salisbury Street on the Plan's "Future Land Use Map", as required by G.S. 160D-605(a).

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for the expansion of downtown type uses supporting neighborhoods of the Town while improving access to services compatible with neighborhood needs to improve the quality of life for Granite Quarry residents by enabling additional opportunities developed in accordance with the GQDO.

Part 3. Establishment of New Zoning Designation.

That Rowan County Parcel 648 185, PIN 5678-17-11-5410 as shown in Exhibits "A" and "B", attached hereto shall be designated "Main Street (MS)" on the Official Zoning Map.

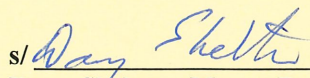
Part 4. Amendment of Future Land Use Map.

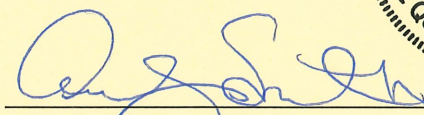
That Rowan County Parcel 648 185, PIN 5678-17-11-5410 as shown in Exhibits "A" and "B", attached hereto, shall be designated "Downtown" on the Future Land Use Map.

Part 5. Effective Date.

This Ordinance shall be effective at 12:01 AM on the 14th day of May 2024.

Adopted this 13th day of May 2024.

s/ 
Doug Shelton, Mayor Pro Tem

s/ 
Aubrey Smith, Town Clerk

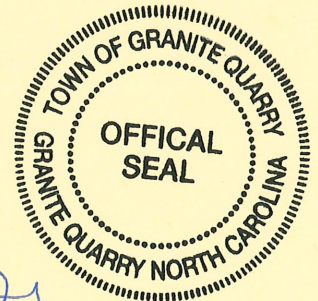


Exhibit "A"

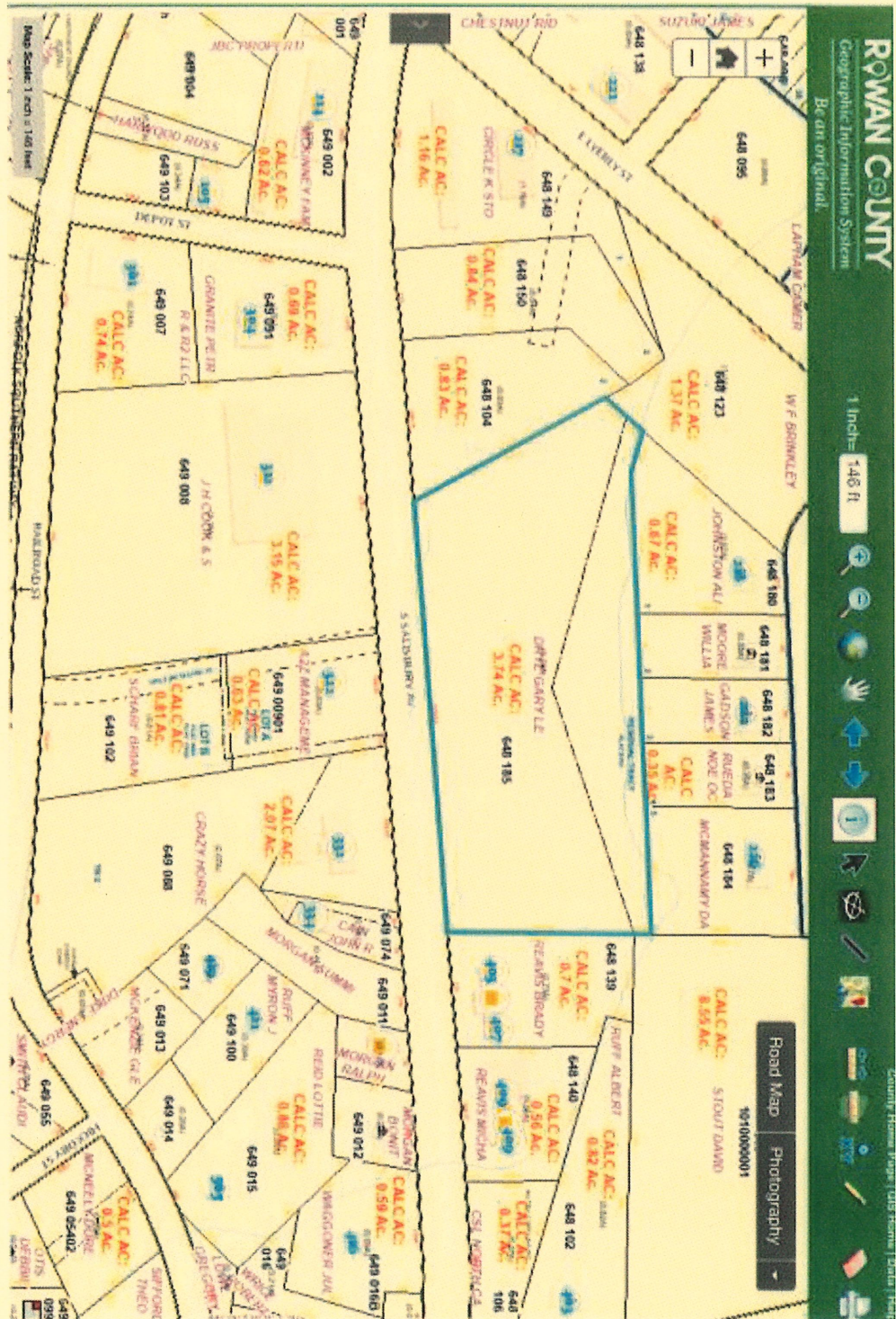
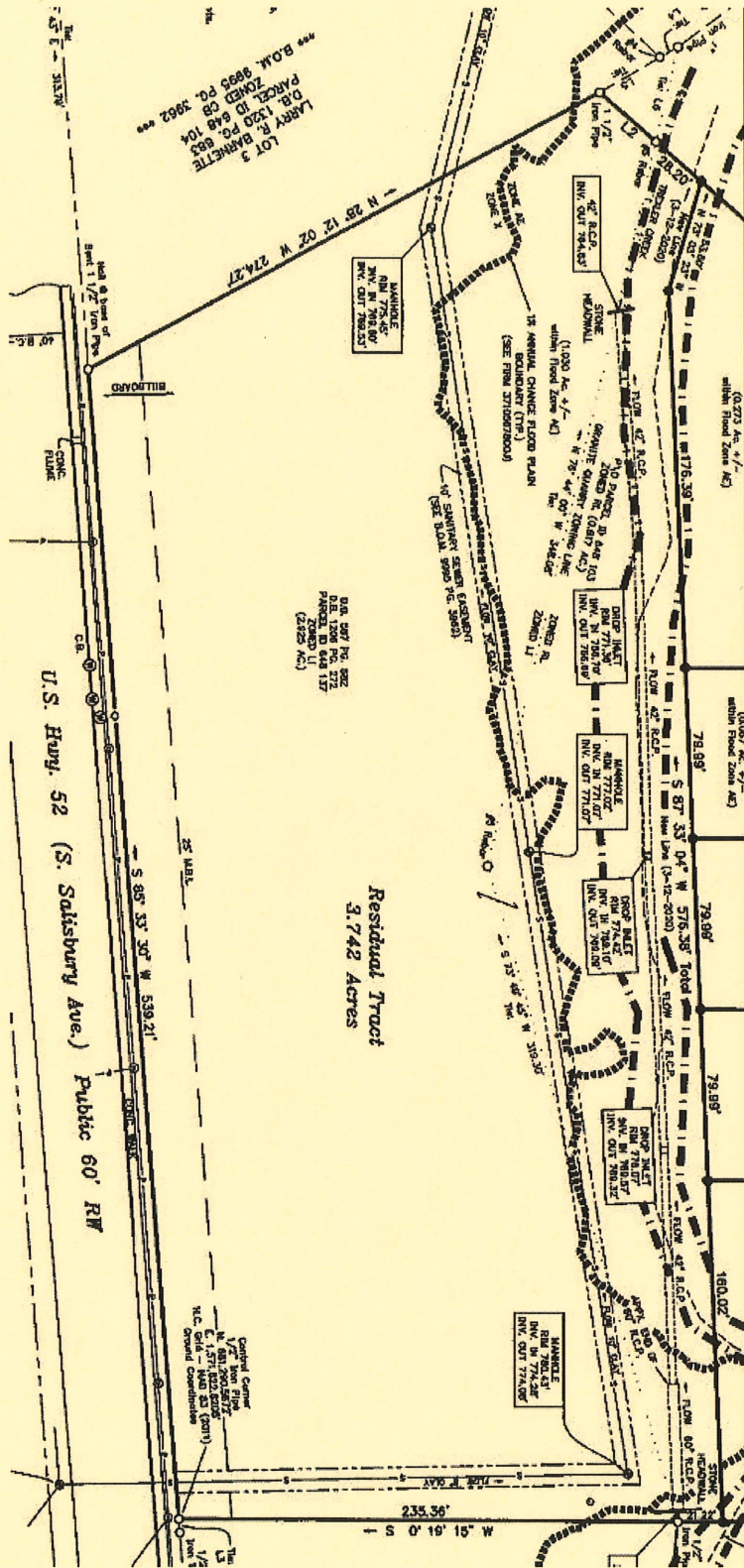


Exhibit “B”



**Town of Granite Quarry
Office of the Mayor**

Proclamation

Whereas, mental health is an essential part of overall health, and it is vital that each individual has equal opportunity for early access to screening, assessment and referral to treatment, and individuals with mental illness and their families need to stay informed so that they can exercise choice over their care decisions; and

Whereas, mental illness including major depression, schizophrenia, and disorders such as bipolar, obsessive, compulsive, severe anxiety, borderline personality and post-traumatic stress affects approximately one in four people worldwide at some point in life, and it touches all ages, genders, races and nationalities in every community; and

Whereas, lack of available mental health treatment can increase and complicate an individual's symptoms, and could lead to chronic medical conditions, unnecessary disability, unemployment, substance abuse, homelessness, inappropriate incarceration, and suicide; and

Whereas, effective methods for reducing the stigma and isolation associated with mental illness are accomplished by building awareness and understanding of mental illness, increasing access to treatment and ensuring families who are struggling know that they are not alone in their journeys; and

Whereas, annually Mental Health Month is observed during the month of May to raise awareness about mental illness, the importance of early detection and accurate diagnosis, and to reduce the stigma and misunderstandings associated with mental illness.

Now, Therefore, I, DOUG SHELTON, by virtue of the authority vested in me as Mayor Pro Tem of the town of Granite Quarry, North Carolina, do hereby proclaim May 2024 as

“MENTAL HEALTH MONTH”

Duly adopted this the 13th day of May 2024.

ATTEST:


Aubrey Smith, Town Clerk




Doug Shelton, Mayor Pro Tem

Proclamation

NATIONAL POLICE WEEK MAY 12-18, 2024
AND PEACE OFFICERS' MEMORIAL DAY MAY 15, 2024

Whereas: the Congress and President of the United States have designated May 15th as Peace Officers' Memorial Day, and the week in which May 15th falls as National Police week; and

Whereas: the members of the Granite Quarry – Faith Joint Police Authority play an essential role in safeguarding the rights and freedoms of our community; and

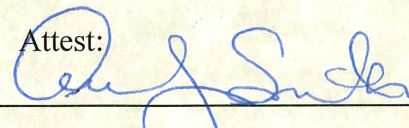
Whereas: it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our Granite Quarry – Faith Joint Police Authority recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

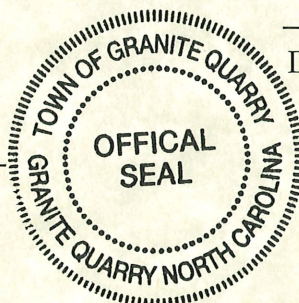
Whereas: the officers of the Granite Quarry – Faith Joint Police Authority unceasingly provide a vital public service.

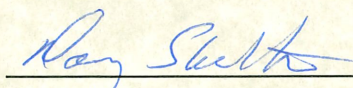
Therefore: I, Doug Shelton, Mayor Pro Tem of the Town of Granite Quarry, North Carolina, do recognize the week of May 12-18, 2024, as “**National Police Week**” and further recognize May 15th as **Peace Officers' Memorial Day** in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty.

Proclaimed this the 13th day of May 2024.

Attest:


Aubrey Smith, Town Clerk



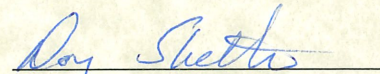

Doug Shelton, Mayor Pro Tem

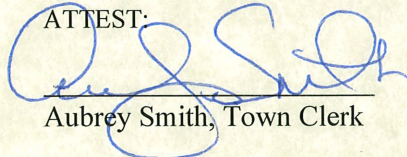
Proclamation

NATIONAL PUBLIC WORKS WEEK
MAY 19-25, 2024

- Whereas:** public works services provided in our community are an integral part of our citizens' everyday lives; and
- Whereas:** the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as streets, public buildings and grounds, parks, solid waste collection, and snow removal; and
- Whereas:** the health, safety, and comfort of this community greatly depends on these facilities and services; and
- Whereas:** the quality and effectiveness of these facilities, as well as their planning, design, and construction, are vitally dependent upon the efforts and skill of public works employees; and
- Whereas:** the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the community's understanding of the work they perform.
- Therefore:** I, Doug Shelton, Mayor Pro Tem of the Town of Granite Quarry, North Carolina, do hereby designate the week of May 19-25, 2024, as National Public Works Week, and further extend appreciation to our public works department for the vital service they perform and their exemplary dedication to our community.

Proclaimed this the 13th day of May 2024.


Doug Shelton, Mayor Pro Tem

ATTEST:

Aubrey Smith, Town Clerk

